



**LEE'S SUMMIT**  
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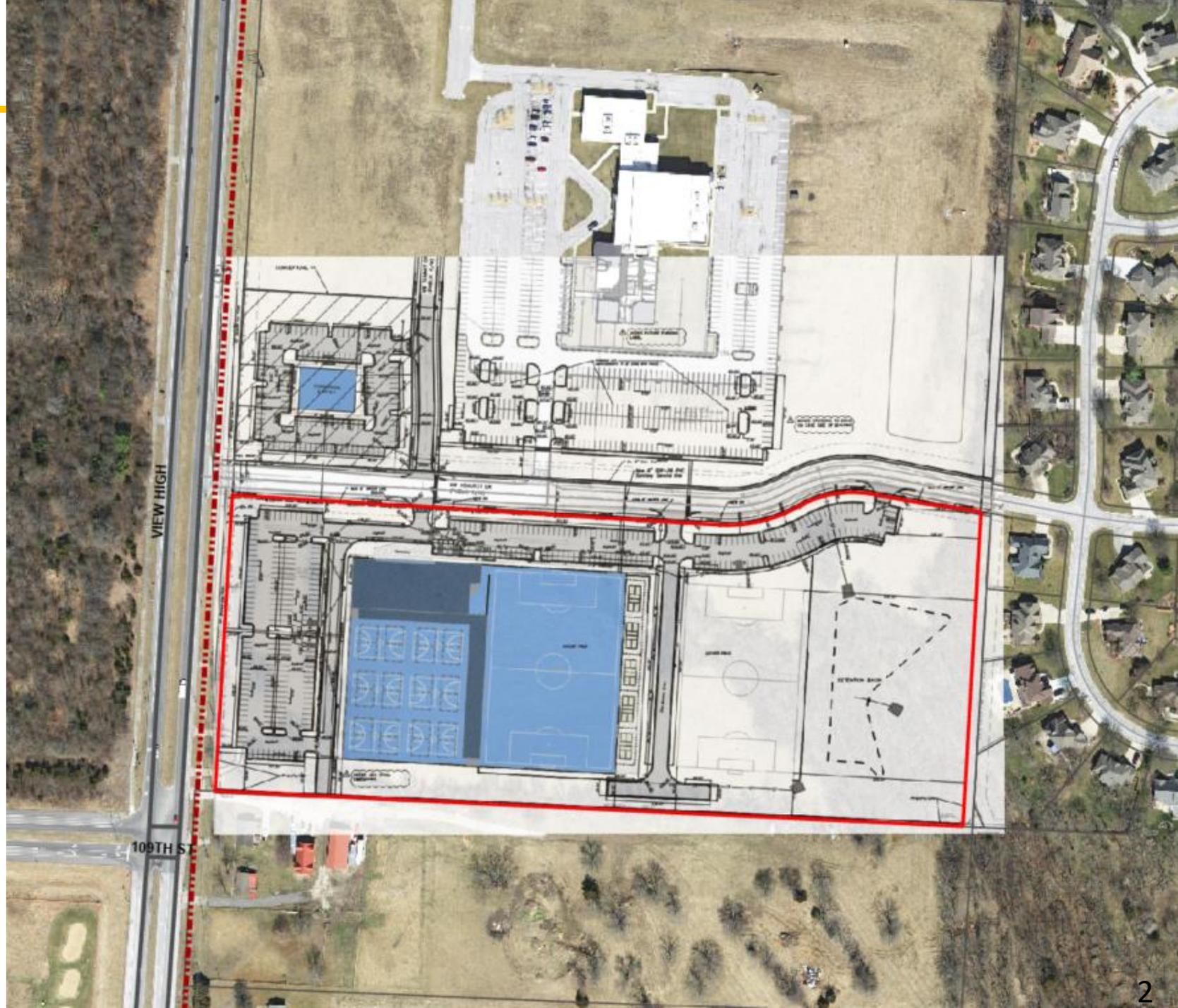
**View High Sports Complex – 3301 NW Ashurst Dr.  
Special Use Permit & Preliminary Development Plan  
PL2025-241 & PL2025-249**



## Previously Approved

Ord. 10118 approved Appl. #2024-283, a Rezoning & Preliminary Development Plan for View High Sports Complex.

The complex includes an indoor soccer field, basketball/volleyball courts, and outdoor soccer field, and outdoor pickleball courts.



# Area/Zoning Map

3301 NW Ashurst Dr.  
(zoned CP-2)

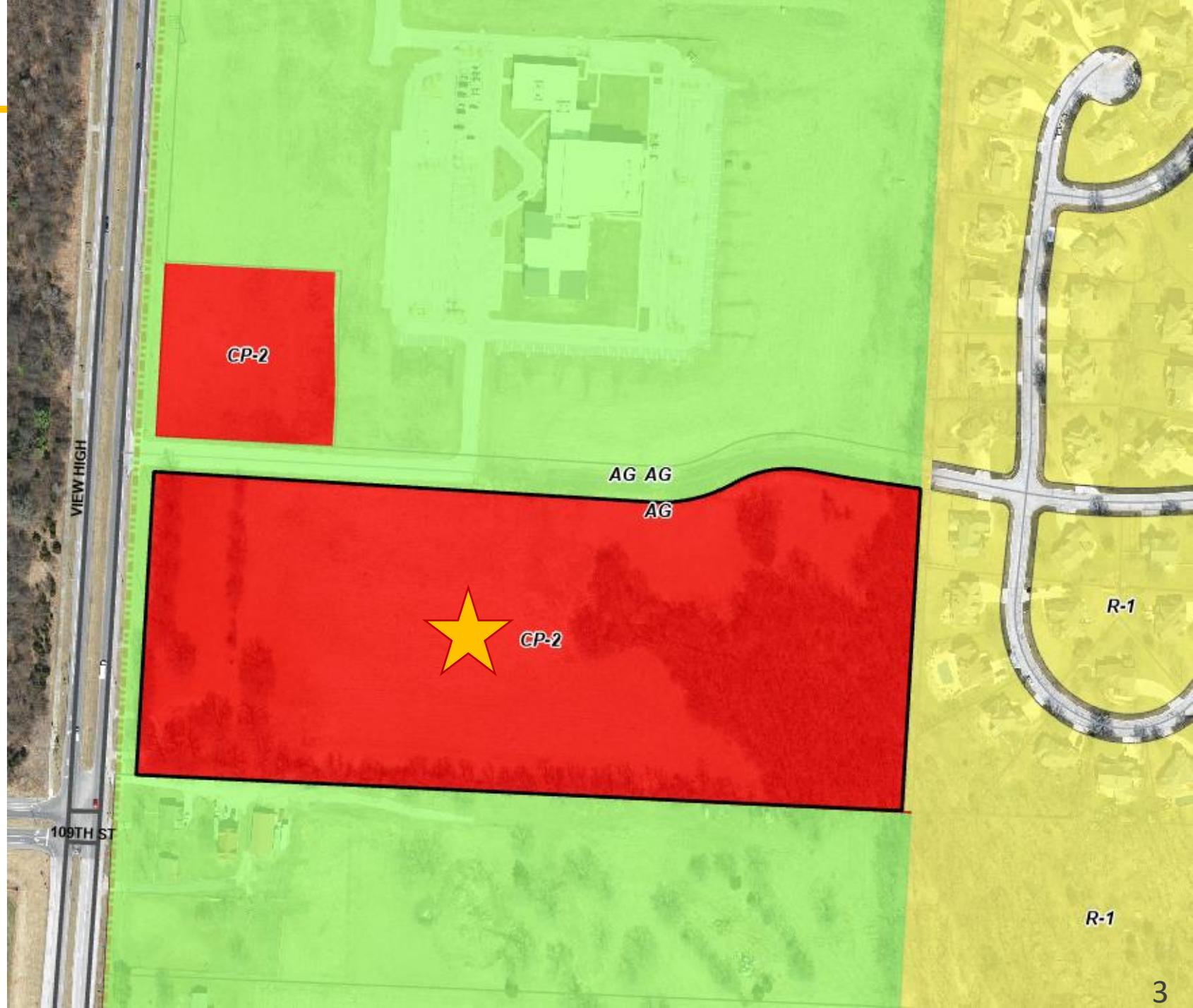
## Adjacent Zoning:

North – AG

South – AG

East – R-1

West – Kansas City,  
R-80



# Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1 (Lower Intensity)
- Residential 2 (Medium Intensity)
- Residential 3 (High Intensity)
- Water Bodies

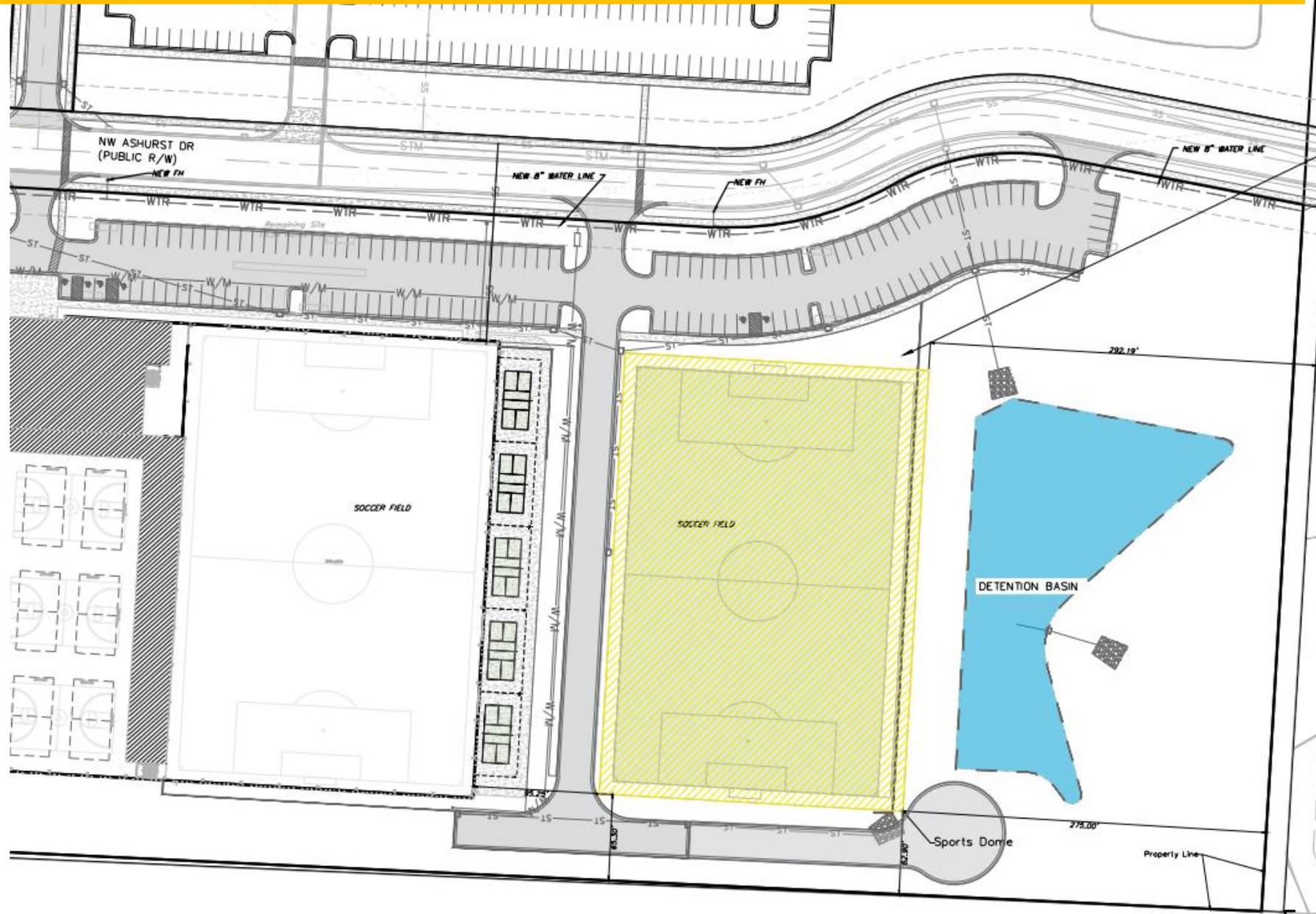


# Project Request

Proposed special use permit and preliminary development plan on 15.40-acres for a seasonal, inflatable dome.

Heard by Planning Commission November 13, 2025

Heard by City Council December 16, 2025

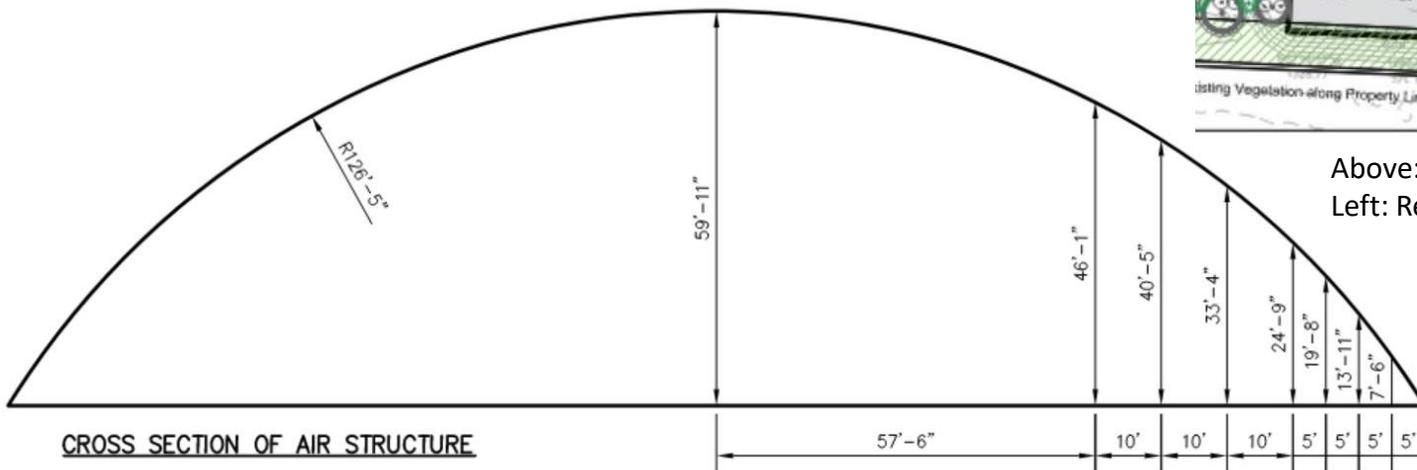


# Plan Revisions

- Reduction of the dome structure height from 80 feet to 59 feet 11 inches
- Increase in quantity of coniferous trees
- Installation timeframe (November 25- March 25)



Above: Revised Landscape Plan (additional coniferous trees shown as solid green circles)  
 Left: Revised Dome Height (north and south elevation measurements)



# Measuring Height - UDO

## Sec. 15.650. - Building height.

Building height shall mean the vertical distance measured from the highest of the following three levels:

- A. From the street curb level;
- B. From the established or mean street grade in case the curb has not been constructed; or
- C. From the average finished ground level adjoining the building where it sits back from the street line;

To the highest point of:

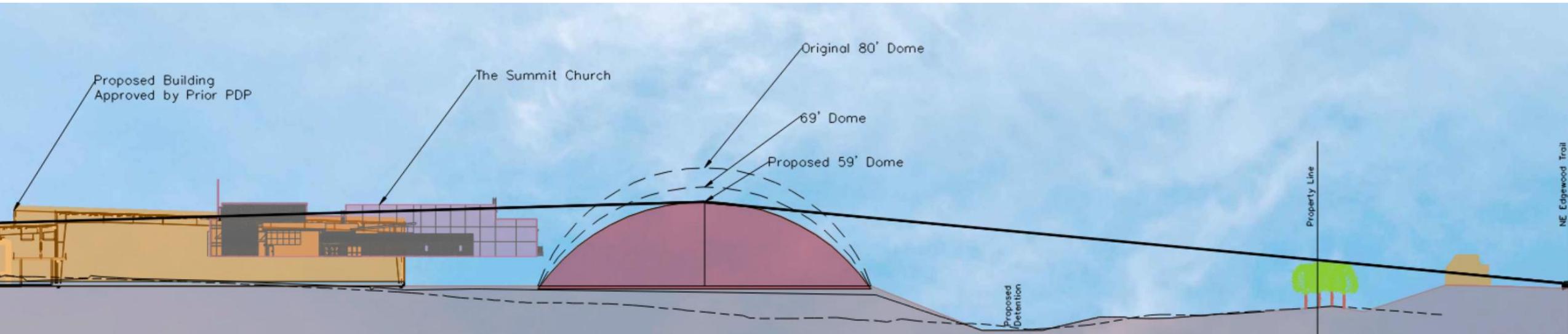
- A. The coping of a flat roof or to the deck line of a mansard roof;
- B. To the average height of the highest gable of a pitched roof or hipped roof or hipped roof; or
- C. The maximum height of any segment of a stepped or terraced building.



# Height – Modification Request

Requirement: Maximum structure height within the CP-2 district is 40-ft. (3 stories).

Proposed: 59.95-ft. structure height;  
53.57-ft. calculated building height



# Visual Impact



# Application Information

Second Neighborhood meeting held on February 23, 2026.

Questions and topics of concern:

- Traffic
- Site Design
- Mechanical Equipment
- Height
- Lighting

Eleven (11) members of the public attended.



# Approval Conditions

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## Preliminary Development Plan (PL2025-249):

1. **Development shall be in accordance with the preliminary development plan with an upload date of February 19, 2026.**
2. **A modification shall be granted to UDO Sec. 6.050 to allow for the maximum building height of the dome to be 53.57' tall.**
3. The inflatable dome shall not contain any signage.
4. **All mechanical equipment associated with the dome shall be fully screened from view and located as far from any residential district and/or use as possible.**
5. **A report shall be prepared and submitted by an independent third party certifying the as-built height of the dome prior to the issuance of a Certificate of Occupancy. *(added by the Planning Commission)***
6. All conditions of the previously approved PDP (Appl. #2024-283) shall remain in full force and effect.

## Special Use Permit (PL2025-241):

1. The special use permit shall be granted for a period of five (5) years from the date of approval.
2. **The inflatable dome shall be permitted to be installed, utilized, and removed annually during the period of November 25 through March 25. Outside the specified time frame, the structure and its associated storage equipment and container shall not be stored on the exterior of the property and shall not be visible from adjacent properties or public rights-of-way.**
3. The dome shall not contain any signage.



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